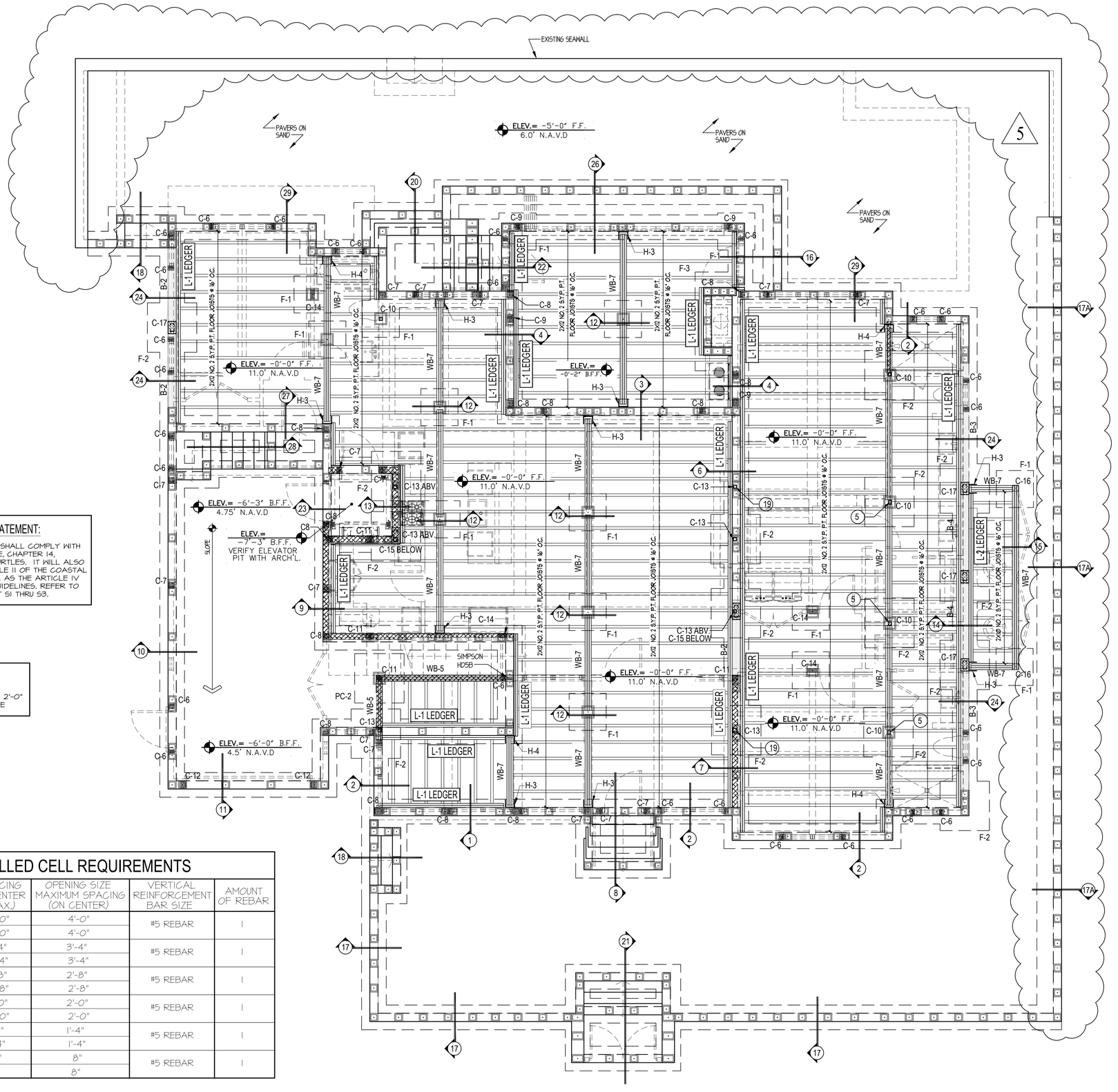


COSTAL COMPLIANCE STATEMENT:

CONSTRUCTION OF STRUCTURE SHALL COMPLY WITH THE LAND DEVELOPMENT CODE, CHAPTER 14, ARTICLE II, DIVISION 2, SEA TURTLES. IT WILL ALSO ADHERE TO CHAPTER 6 ARTICLE II OF THE COASTAL CONSTRUCTION CODE, AS WELL AS THE ARTICLE IV FLOOD HAZARD REDUCTION GUIDELINES. REFER TO CLOUDED COMMENTS ON SHEET S1 THRU S3.

CHIMNEY NOTE:

TOP OF CHIMNEY TO BE 2'-0" ABOVE THE ROOF RIDGE

MASONRY WALL FILLED CELL REQUIREMENTS

WALL HEIGHT	ZONE	SPACING ON CENTER (MAX.)	OPENING SIZE MAXIMUM SPACING (ON CENTER)	VERTICAL REINFORCEMENT BAR SIZE	AMOUNT OF REBAR
0 - 12'-0"	END ZONE	4'-0"	4'-0"	#5 REBAR	1
	INTERIOR ZONE	4'-0"	4'-0"		
10'-0" - 12'-0"	END ZONE	3'-4"	3'-4"	#5 REBAR	1
	INTERIOR ZONE	3'-4"	3'-4"		
12'-0" - 14'-0"	END ZONE	2'-8"	2'-8"	#5 REBAR	1
	INTERIOR ZONE	2'-8"	2'-8"		
14'-0" - 16'-0"	END ZONE	2'-0"	2'-0"	#5 REBAR	1
	INTERIOR ZONE	2'-0"	2'-0"		
16'-0" - 18'-0"	END ZONE	1'-4"	1'-4"	#5 REBAR	1
	INTERIOR ZONE	1'-4"	1'-4"		
18'-0" - 20'-0"	END ZONE	8"	8"	#5 REBAR	1
	INTERIOR ZONE	8"	8"		

FILLED CELL LEGEND

- 8" REINFORCED MASONRY BLOCK WITH (1) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF 3000 P.S.I. CONCRETE
- 6" REINFORCED MASONRY BLOCK WITH (1) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF 3000 P.S.I. CONCRETE
- 10" REINFORCED MASONRY BLOCK WITH (1) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF 3000 P.S.I. CONCRETE
- 12" REINFORCED MASONRY BLOCK WITH (1) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF 3000 P.S.I. CONCRETE
- 16" REINFORCED MASONRY BLOCK WITH (2) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF 3000 P.S.I. CONCRETE
- 12"X12" CMU COLUMN. USE MASONRY BLOCK CELLS WITH #5 VERTICAL @ CENTER OF EACH CELL FILLED WITH A MINIMUM OF 3,000 P.S.I. CONCRETE

NOTE:
COORDINATE ALL RECESSES FOR DOOR THRESHOLDS WITH ARCHITECTURAL PLANS AND MANUFACTURERS REQUIREMENTS.

HATCH LEGEND

- B-# NEW TIE BEAM
- NEW MASONRY WALL WITH TYPICAL BEAM
- 2X6 KNEE WALL (VERIFY WITH ARCHITECTURAL)
- 2X6, 2X8 BEARING WALL (VERIFY WITH ARCHITECTURAL)

LEGEND:

FOOTING PAD SCHEDULE

F. PAD	FOOTING PAD DESCRIPTION
F-1	36"X36"X12" CONC. FOOTING PAD WITH (4) #5 EACH WAY 3" CLEAR FROM BOTTOM OF PAD
F-2	48"X48"X16" CONC. FOOTING PAD WITH (6) #5 EACH WAY 3" CLEAR FROM BOTTOM OF PAD
F-3	48"X96"X16" CONC. FOOTING PAD WITH #6 @ 8" O.C. EA. WAY 3" CLEAR FROM BOTTOM OF PAD

- L-1 LEDGER — (2) 2X12 PT LEDGER WITH 3/4" EXPANSION ANCHORS WITH 5 3/4" MIN. EMBEDMENT AT 24" O.C.
- L-2 LEDGER — (2) 2X10 PT LEDGER WITH 3/4" EXPANSION ANCHORS WITH 5 3/4" MIN. EMBEDMENT AT 24" O.C.

NOTE:
THIS FOUNDATION PLAN WAS DESIGNED TO RESIST GRAVITY LOADS IMPARTED FROM THE ROOF STRUCTURE AS SHOWN ON THE TRUSS DRAWINGS PROVIDED BY: KIMAL LUMBER AND HARDWARE ENGINEERED WOOD PROD. DIV

JOB# 90069 DATED: 2/01/2019
JOB# 90099 DATED: 2/01/2019

#	REVISIONS	DATE
1	no change this sheet	02-18-19
2	no change this sheet	03-01-19
3	architectural revision	05-17-19
4	roller revision for headroom	09-25-19
5	seawall and retaining wall	11-19-19

FOUNDATION PLAN

SCALE: 1/4" = 1'-0" | DRAWN BY: RPR | PROJECT #: 1805-27-01 | DATE: 01-11-19

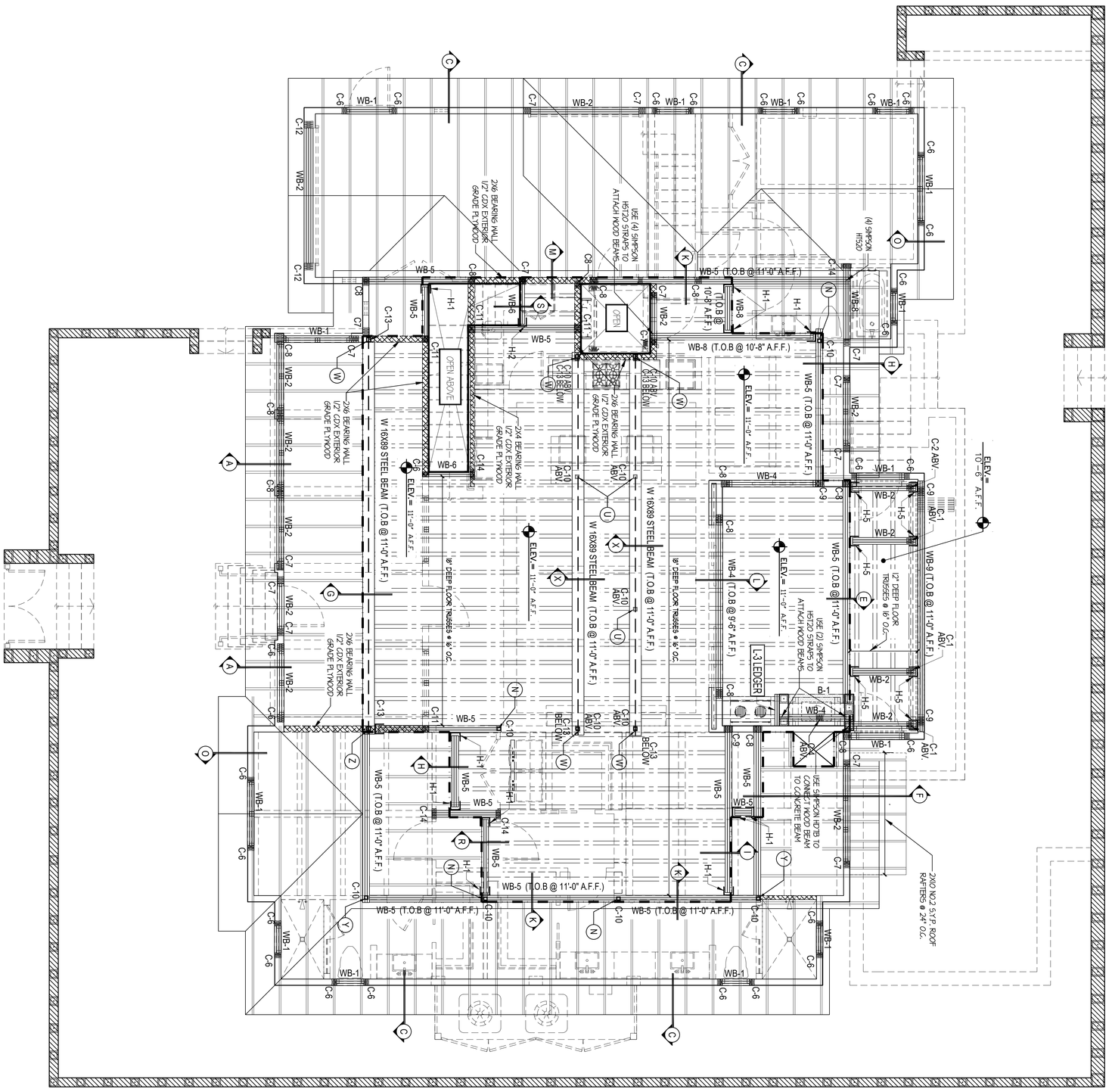
I CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL BUILDING CODE REQUIREMENTS.

DEREK P. CRONIN
FLORIDA PE # 55382

CRONIN ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: 8597
6627 WILLOW PARK DRIVE, SUITE 201
NAPLES, FL 34109
PHONE: 593-2157 FAX: 593-8820

BRAXTON RESIDENCE
150 1st Street East Boca Grande, Fl.

STOFFT COONEY ARCHITECTS



L3 LEDGER

(2) 2X6 PT. LEDGER WITH 3/4" EXPANSION ANCHORS WITH 5 3/4" MIN. EMBEDMENT AT 24" O.C.

NOTE:
COORDINATE ALL RECESSES FOR DOOR THRESHOLDS WITH ARCHITECTURAL PLANS AND MANUFACTURERS REQUIREMENTS.

HATCH LEGEND

2X6 BEARING WALL (VERIFY WITH ARCHITECTURAL)

BRAXTON RESIDENCE 150 1st Street East Boca Grande, Fl. STOFFT COONEY ARCHITECTS	**CRONIN ENGINEERING, INC.** CERTIFICATE OF AUTHORIZATION NUMBER: 8597 6627 WILLOW PARK DRIVE, SUITE 201 NAPLES, FL 34109 PHONE: 593-2157 FAX: 593-8820	I CERTIFY THAT THESE PLANS AND SPECIFICATION CONFORM TO LOCAL BUILDING CODE REQUIREMENTS DEREK P. CRONIN FLORIDA PE # 55382

2ND FLR FRAMING PLAN

DATE: 01-11-19 | PROJECT #: 1657-27-01 | DRAWN BY: RM | SCALE: 1/4" =1'-0"

#	REVISIONS	DATE
1	no change this sheet	02-18-19
2	framing revisions	03-01-19
3	architectural revision	05-17-19
4	rafter revision for headroom	09-25-19
5	no change this sheet	11-19-19

S2
OF
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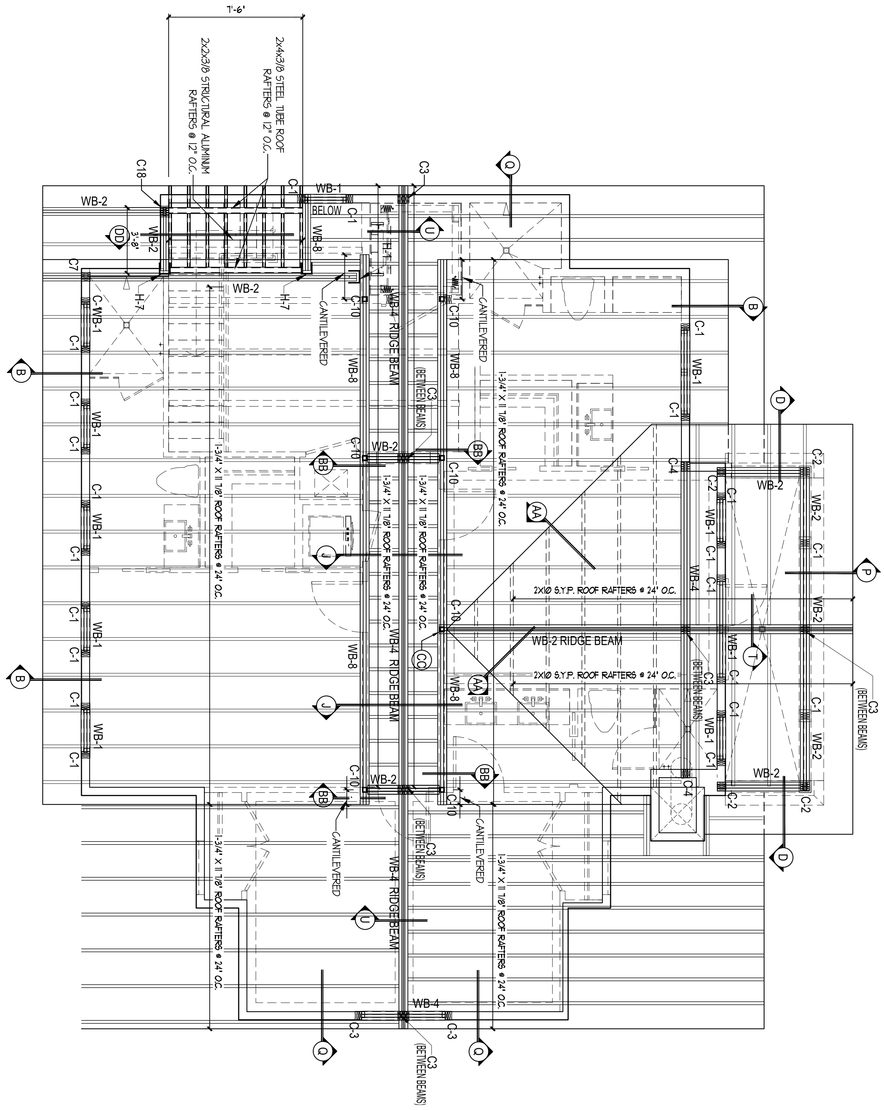


S3 OF 10	BRAXTON RESIDENCE 150 1st Street East Boca Grande, Fl. STOFFT COONEY ARCHITECTS	**CRONIN ENGINEERING, INC.** **CERTIFICATE OF AUTHORIZATION NUMBER: 8597** 6627 WILLOW PARK DRIVE, SUITE 201 NAPLES, FL 34109 PHONE: 593-2157 FAX: 593-8820	I CERTIFY THAT THESE PLANS AND SPECIFICATION CONFORM TO LOCAL BUILDING CODE REQUIREMENTS DEREK P. CRONIN FLORIDA PE # 55382

ROOF FRAMING PLAN

DATE: 01-11-19 | PROJECT #: 1657-27-01 | DRAWN BY: RM | SCALE: 1/4" =1'-0"

#	REVISIONS	DATE
1	no change this sheet	02-18-19
2	Framing abd detail revisions	03-01-19
3	architectural revision	05-17-19
4	rafter revision for headroom	09-25-19
5	no change this sheet	11-19-19

GENERAL NOTES:

1) COORDINATION OF CONSTRUCTION INCLUDING VERIFICATION OF DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION, FOR DETAILS AND DIMENSIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.
2) RECESSES AND CURBS FOR DOORS MAY NOT BE SHOWN. REFER TO ARCHITECTURAL FLOOR PLAN FOR SIZE AND LOCATION.
3) REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 DEFORMED BARS, FREE FROM OIL SCALE AND RUST. LAP SPLICES SHALL BE 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
4) ALL CONCRETE SHALL OBTAIN A COMPRESSIVE STRENGTH OF 3,000 p.s.i. IN 28 DAYS, AND SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-2011.
5) CONCRETE COVER REQUIREMENTS FOR REINFORCING STEEL:
   A) CONCRETE CAST AGAINST EARTH SHALL HAVE A MINIMUM CLEAR COVER OF 3" OVER REINFORCING STEEL.
   B) CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE A CLEAR COVER OF 1 1/2" OVER #5 REBARS OR SMALLER, AND 2" FOR REBARS #6 OR LARGER.
   C) CONCRETE SLABS WITH EXTERIOR EXPOSURE SHALL HAVE A CLEAR COVER OF 1 1/2" OVER REINFORCING STEEL. INTERIOR CONCRETE SLABS SHALL HAVE A MINIMUM CLEAR COVER OF 1" OVER REINFORCING STEEL. (NOTE: SLABS ON GRADE SHALL BE CAST ON A VAPOR BARRIER.)
   D) INTERIOR CONCRETE BEAMS REQUIRE 1 1/2" CLEAR COVER OVER REINFORCING STEEL.
6) FORM WORK SUPPORTING CONCRETE BEAMS, SLABS, ETC., MAY NOT BE REMOVED UNTIL THE CONCRETE HAS ATTAINED 80% OF THE DESIGN MINIMUM STRENGTH. DETERMINATION OF THE IN PLACE CONCRETE STRENGTH SHALL BE DETERMINED BY LABORATORY TESTING OF CONCRETE CYLINDER.
7) FORMS SHALL BE CLEAN FROM DEBRIS PRIOR TO PLACEMENT OF CONCRETE.
8) MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 530-2011/ASCE 5-10/TMS 402-2011, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
9) MASONRY SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH (f'm) OF 2,000 p.s.i.. GROUTED MASONRY CELLS SHALL BE FILLED WITH A GROUT THAT ACHIEVES A MINIMUM COMPRESSIVE STRENGTH OF 3,000 p.s.i. AFTER 28 DAYS.
10) HORIZONTAL MASONRY WALL REINFORCING SHALL BE CONTINUOUS HORIZONTALLY ALONG A SPECIFIED COARSE OF MASONRY AND THROUGH CORNERS AND INTERSECTIONS IN THE WALL. HORIZONTAL REINFORCING SHALL BE PROVIDED FOR ALL MASONRY WALLS. PROVIDE 9 GAGE LADDER REINFORCING AT 16" CENTERS.
11) STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, EXCEPT TUBULAR STEEL COLUMNS, WHICH ARE TO BE CONSTRUCTED TO 46 k.s.i. YIELD STRENGTH. ALL BOLTS SHALL BE A325 BOLTS UNLESS OTHERWISE NOTED. WELDS SHALL BE PERFORMED WITH AN E70xx ELECTRODE.
12) ALL TIMBER MEMBERS SHALL BE CONSTRUCTED OF No. 2 S.Y.P. UNLESS OTHERWISE NOTED ON DRAWINGS.
13) ALL LVL MEMBERS SHALL HAVE AN ALLOWABLE BENDING STRESS OF 2,750 p.s.i. AND AN ALLOWABLE SHEAR STRESS OF 250 p.s.i.
14) ALL WINDOW AND DOOR CERTIFICATIONS SHALL BE BY THE RESPECTIVE MANUFACTURER.
15) TRUSS DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
16) IF THIS STRUCTURE IS TO BE LOCATED IN THE COASTAL FLOOD HAZARD ZONE, ALL ELECTRICAL AND MECHANICAL DEVICES SHALL BE LOCATED AT OR ABOVE THE FLOOD PLANE. THE FLOOD PLANE ELEVATION LABELED ON OUR DRAWINGS SHALL BE CONFIRMED BY A REGISTERED LAND SURVEYOR. WE TAKE NO RESPONSIBILITY IN THE DETERMINATION OF THIS ELEVATION.
17) ALL AREAS BELOW DESIGN FLOOD ELEVATION TO BE FINISHED WITH FLOOD RESISTANT MATERIAL. USE PRESSURE TREATED LUMBER AND FINISHED DUROCK IN LIEU OF DRYWALL. AREAS EXPOSED TO WATER/ MOISTURE SUCH AS TUB DECKS OR SHOWERS SHALL BE WATERPROOFED WITH USG DUROCK.
18) CONTRACTOR TO PROVIDE AND FIELD LOCATE VENTILATION RELIEF OF HYDROSTATIC PRESSURE, PROVIDE MINIMUM 1 SQ. IN. OF VENTILATION PER 1 SQ. FT. GARAGE SLAB. INSTALL VENTS AT MAXIMUM OF 12" ABOVE FINISH GRADE.
19) IF NOT OTHERWISE SPECIFIED ALL FILL SHALL BE CLEAN COARSE SAND FREE OF ROOTS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM 1557.
20) THE FOUNDATION WAS DESIGNED USING A NET ALLOWABLE SOIL BEARING CAPACITY OF 2,500 P.S.F. CONTRACTOR TO VERIFY.
21) BUILDER IS ALLOWED TO "WET STICK" DOWELS.
22) ROOF COVERING MATERIALS SHALL COMPLY WITH THE FBC, SIXTH EDITION (2017). FOLLOW MANUFACTURERS REQUIREMENTS FOR INSTALLATION.
23) ALL AREAS BELOW DESIGN FLOOD ELEVATION TO BE FINISHED WITH FLOOD RESISTANT MATERIAL. USE PRESSURE TREATED LUMBER AND FINISHED DUROCK IN LIEU OF DRYWALL. AREAS EXPOSED TO WATER/ MOISTURE SUCH AS TUB DECKS OR SHOWERS SHALL BE WATERPROOFED WITH USG DUROCK.

SHEATHING SPECIFICATIONS AND NAILING SCHEDULE

1) WALL SHEATHING:
   - ALL WALL SHEATHING SHALL BE 5/8" OSB OR CDX (4) PLY EXTERIOR GRADE PLYWOOD WITH WOOD BLOCKING AT ALL HORIZONTAL JOINTS.
   - NAILING SCHEDULE: STANDARD NAILING PATTERN USE 8D RING SHANK NAILS AT 6" O.C. AT PANEL EDGES AND 6" O.C. IN FIELD.
2) ROOF SHEATHING:
   - ALL ROOF SHEATHING SHALL BE 5/8" OSB OR CDX SHEATHING WITH TAPED JOINTS
   - NAILING SCHEDULE:

HIP ROOFS
- STANDARD AREA USE 8D RING SHANK NAILS AT 6" O.C. AT PANEL EDGES AND 6" O.C. IN FIELD.
- WITHIN 48" OF EAVE USE 8D RING SHANK NAILS AT 4" O.C. AT PANEL EDGES AND 4" O.C. IN FIELD.
- FASTENING INTO FASCIA USE 8D RING SHANK NAILS AT 4" O.C. AT PANEL EDGES AND 4" O.C. IN FIELD.

GABLE ROOFS
- STANDARD AREA USE 8D RING SHANK NAILS AT 6" O.C. AT PANEL EDGES AND 6" O.C. IN FIELD.
- WITHIN 48" OF EAVE USE 8D RING SHANK NAILS AT 4" O.C. AT PANEL EDGES AND 4" O.C. IN FIELD.
- FASTENING INTO FASCIA USE 8D RING SHANK NAILS AT 4" O.C. AT PANEL EDGES AND 4" O.C. IN FIELD.

3) COVERED LANAI, ENTRY CEILING, AND SOFFIT CEILING SHEATHING:
   - ALL CEILING SHEATHING SHALL BE 1/2" OSB OR CDX (4) PLY EXTERIOR GRADE PLYWOOD
   - NAILING SCHEDULE: STANDARD AREA USE 8D RING SHANK NAILS AT 6" O.C. AT PANEL EDGES AND 6" O.C. IN FIELD. WITHIN 48" OF EAVE USE 8D RING SHANK NAILS AT 4" O.C. AT PANEL EDGES AND 4" O.C. IN FIELD.

EXTERIOR WALL FIRE RATING

EXTERIOR WALLS INCLUDING THOSE SEPARATED BY LESS THAN 6' SHALL HAVE ONE-HOUR-FIRE-RESISTIVE RATING (MIN.) WITH EXPOSURE FROM BOTH SIDES OF WALLS PER THE FBC SIXTH EDITION (2017).

DRIP EDGE FASTENING

PER FBC SIXTH EDITION (2017) PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS. OVERLAP SHALL BE A MIN. OF 3". EAVEDRIP EDGES SHALL EXTEND 1/2" BELOW SHEATHING AND EXTEND BACK ON ROOF A MIN. OF 2". DRIP EDGES AT EAVES SHALL BE PERMITTED TO BE INSTALLED EITHER OVER OR UNDER THE UNDERLAYMENT. IF INSTALLED OVER UNDERLAYMENT, THERE SHALL BE A MIN. 4 1/2" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE. THE DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAX. OF 4" O.C.

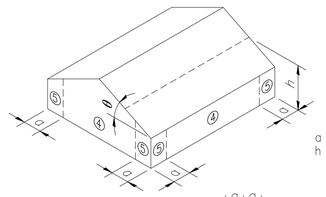
PRECAST LINTEL DEPTH INCREASE NOTE

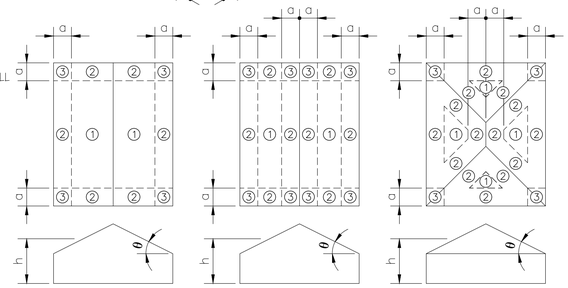
CONTRACTOR MAY CONSTRUCT LINTEL BEAMS DEEPER THAN SHOWN ON LINTEL BEAM PROFILES TO A MAXIMUM DEPTH OF 72". REINFORCING STEEL SHALL FOLLOW THE LINTEL BEAM PROFILE WITH THE BOTTOM BARS AND LINTELS PLACED AT THE FINAL BOTTOM DEPTH OF BEAM.

MOST BEAM DESIGNATIONS CALL FOR A 16" DEEP BEAM TO BE CAST MONOLITHICALLY WITH THE TIE BEAM ON TOP OF THE MASONRY WALLS. FOR OPENINGS REQUIRING A DEEPER HEADER PRECAST LINTELS MAY BE USED. THE LINTELS ARE TO BE REINFORCED WITH (2) #5 REBAR AND GROUTED SOLID.

WALL AND CEILING GYPSUM BOARD APPLICATION PER FBC 2017 6TH EDITION

1. FOR TYPICAL INTERIOR WALLS 3/8" SINGLE-PLY GYPSUM BOARD NAIL WITH #8X2-1/4" SCREWS AT 8" O.C. SHALL BE APPLIED TO ALL RESIDENCE FRAMING MEMBERS SPACED AT 16" O.C.
2. FOR GARAGE INTERIOR WALLS 1/2" SINGLE-PLY GYPSUM BOARD NAIL WITH #8X2-1/4" SCREWS AT 8" O.C. SHALL BE APPLIED TO ALL GARAGE FRAMING MEMBERS SPACED AT 16" O.C.
3. FOR ALL CEILING FRAMING MEMBERS, APPLY 5/8" SINGLE-PLY GYPSUM BOARD OR 1/2" SAGRESISTANT GYPSUM BOARDS #8X2-1/4" SCREWS AT 7" O.C. PERPENDICULAR TO CEILING FRAMING.
4. FOR GARAGE CEILINGS BENEATH HABITABLE ROOMS 5/8" TYPE-X GYPSUM BOARD SHALL BE APPLIED NAIL WITH #8X2-1/4" SCREWS PERPENDICULAR TO CEILING FRAMING.
5. PER THE FBC 6TH EDITION INCLUDING EXTERIOR WALLS SEPARATED BY LESS THAN 6' SHALL NOT HAVE LESS THAN ONE-HOUR-FIRE-RESISTIVE RATING WITH EXPOSURE FROM BOTH SIDES OF WALLS.





FILLED CELL LEGEND

- 8" REINFORCED MASONRY BLOCK WITH (1) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF 3000 P.S.I. CONCRETE
- 6" REINFORCED MASONRY BLOCK WITH (1) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF 3000 P.S.I. CONCRETE
- 10" REINFORCED MASONRY BLOCK WITH (1) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF 3000 P.S.I. CONCRETE
- 12" REINFORCED MASONRY BLOCK WITH (1) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF 3000 P.S.I. CONCRETE
- 16" REINFORCED MASONRY BLOCK WITH (2) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF 3000 P.S.I. CONCRETE
- 8" - 45° REINFORCED MASONRY CORNER BLOCK WITH (2) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF 3000 P.S.I. CONCRETE - (BUTTERFLY TYPE)

PRODUCT ISENTIFICATION

- THE LAST TWO NUMBERS INDICATE THE STEEL THICKNESS:

GAGE	DESIGN	MINIMUM	55%A	COLOR CODING
20	0.0346"	0.0329"	33 MILS	WHITE
18	0.0451"	0.0428"	43 MILS	YELLOW
16	0.0566"	0.0538"	54 MILS	GREEN
14	0.0713"	0.0677"	68 MILS	ORANGE
12	0.1017"	0.0966"	97 MILS	RED

CONNECTIONS

- ALL SCREW CONNECTIONS ARE BASED ON CCFSS TECHNICAL BULLETIN VOL. 2, NO.1 WHICH OUTLINES THE AISI SPECIFICATION PROVISIONS FOR SCREW CONNECTIONS.
- FOR SCREWS 3/4" MINIMUM CLEARANCE MUST BE MAINTAINED FROM ALL EDGES OF THE STEEL MEMBERS, A 3/4" MINIMUM ON CENTER SPACING MUST BE MAINTAINED BETWEEN ADJECENT SCREWS.

GENERAL

- STRUCTURAL DESIGN INCORPORATED DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ADEQUACY OF THE PRIMARY STRUCTURE AND FOUNDATION DESIGN.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, EXCEPT TUBULAR STEEL COLUMNS, WHICH ARE TO BE CONSTRUCTED TO 46 k.s.i. YIELD STRENGTH. ALL BOLTS SHALL BE A325 BOLTS UNLESS OTHERWISE NOTED. WELDS SHALL BE PERFORMED WITH A E70xx ELECTRODE.

FASTENERS AND CONNECTORS

NOTES: SEE SECTIONS AND DETAILS FOR LOCATION AND NUMBER OF CONNECTORS

CONNECTORS	SUBSTRATE	DESCRIPTION	PRODUCT
SCREWS	METAL TRACK	#10-16 X 5/8" PAN HEAD	BUILDEX "TRKS" COMPASS "DARTS" GRABBER SELF DRILLING
	STUD-TO-STUD	#10-16 X 5/8" HEX HEAD	BUILDEX "TRKS" COMPASS "DARTS" GRABBER SELF DRILLING
	METAL-TO-STUCTURAL STEEL	#12-24 X 1-1/4" HEX HEAD, #5 TIP	BUILDEX "TRKS" HILTI KWIK-PRO
	WOOD FRAMING OR PLYWOOD	#14-20 X 2-3/4" PHILIPS PLAT HEAD #4 WINGS	BUILDEX "TRKS" HILTI KWIK-PRO
PDF'S	CONCRETE OR GROUTED CMU	0.145" DIAM X 1-1/4"	RAMSET
	CONCRETE OR GROUTED CMU	0.145" DIAM X 1-1/4"	RAMSET

NOTE:

THIS FOUNDATION PLAN WAS DESIGNED TO RESIST GRAVITY LOADS IMPARTED FROM THE ROOF STRUCTURE AS SHOWN ON THE TRUSS DRAWINGS PROVIDED BY: KIMAL LUMBER AND HARDWARE ENGINEERED WOOD PROD. DIV

JOB# 90069 DATED: 2/01/2019
JOB# 90099 DATED: 2/01/2019

UPLIFT HANGER SCHEDULE

TRUSS LABEL	UPLIFTS FORCES GREATER THAN 1000 LBS	HANGER TIE DOWN WOOD CONNECTION	HANGER TIE DOWN CONCRETE CONNECTION
1	1000 - 1145	HIT520	HETA20
2	1146 - 2340	(2) HIT520	(2) HETA20
3	2341 - 3685	(4) HIT520	H6T-2
4	3686 - 5420	(4) HIT520	H6T-3
5	5421 - 8000	(4) HIT520 + (4) MSTI36	H6T-3

NOTE: ALL HURRICANE STRAPPING SIMPSON STRONG-TIE UNLESS OTHERWISE NOTED.

WOOD MEMBER NAILING SCHEDULE

MEMBER	CONNECTION
(2) 2X12	(2) ROWS 10d NAILS AT 3" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM
(3) 2X12	EACH LAYER - (2) ROWS 10d NAILS AT 3" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM
(2) 2X12 & (1) 1/2" FLITCH PLATE	BOTH SIDES - (2) ROWS 16d NAILS AT 4" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM
(3) 2X12 & (2) 1/2" FLITCH PLATE	BOTH SIDES - (2) ROWS 20d NAILS AT 4" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM
(4) 2X12	EACH LAYER - (2) ROWS 10d NAILS AT 3" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM
(2) 1 3/4"X11 7/8" LVL	(2) ROWS 12d NAILS AT 3" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM
(2) 1 3/4"X11 1/4" LVL	(2) ROWS 12d NAILS AT 3" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM
(3) 1 3/4"X11 7/8" LVL	EACH LAYER - (2) ROWS 12d NAILS AT 3" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM
(3) 1 3/4"X11 1/4" LVL	EACH LAYER - (2) ROWS 12d NAILS AT 3" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM
(3) 1 3/4"X16" LVL	EACH LAYER - (3) ROWS 12d NAILS AT 3" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM
(2) 1 3/4"X16" LVL	(3) ROWS 12d NAILS AT 3" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM
(5) 1 3/4"X11 1/4" LVL	(2) ROWS 1/2" CARRIAGE BOLTS AT 12" O.C. STARTING 4" FROM EDGES AND FACES OF BEAM

CONCRETE BEAM SCHEDULE

BEAM DESIGNATION	TOP REINF.	MIDDLE REINF.	BOTTOM REINF.	B	H	S	# STIRRUPS AT EACH END
B-1	2-#5	-	2-#5	8"	16"	7"	-
B-2	2-#6	-	2-#6	8"	16"	7"	CONT.
B-3	2-#7	-	2-#7	8"	16"	7"	CONT.
B-4	2-#7	-	2-#7	8"	18"	7"	CONT.

* NOTE REINFORCING STEEL IS PLACED IN TWO ROWS 2" VERTICALLY BETWEEN.

HANGER SCHEDULE

HANGER	HANGER DESCRIPTION
H-1	SIMPSON H6USS5.50/14
H-2	SIMPSON H6USS14
H-3	SIMPSON L6UM210-3-SDS
H-4	SIMPSON L6UM210-3-SDS ONE FLANGE CONCEALED
H-5	SIMPSON H6USS5.50/12
H-6	SIMPSON H6USS6.88/10
H-7	SIMPSON H6USS5.50/14 ONE FLANGE CONCEALED

WOOD BEAM SCHEDULE

BEAM	WOOD BEAM SCHEDULE
WB-1	(3) 2X12 NO. 2 SYP AND (2) 1/2" PLYWOOD FLITCH PLATE
WB-2	(3) 1 3/4"X 11 7/8" 2.0E GPLAM LVL
WB-3	(2) 1 3/4"X 16" 2.0E GPLAM LVL
WB-4	(3) 1 3/4"X 16" 2.0E GPLAM LVL
WB-5	(3) 1 3/4"X 18" 2.0E GPLAM LVL
WB-6	(2) 1 3/4"X 18" 2.0E GPLAM LVL
WB-7	(3) 2X12 NO. 2 SYP P.T. WOOD BEAM
WB-8	(3) 1 3/4"X 14" 2.0E GPLAM LVL
WB-9	(3) 1 3/4"X 24" 2.0E GPLAM LVL

DEEP BEAM NOTE

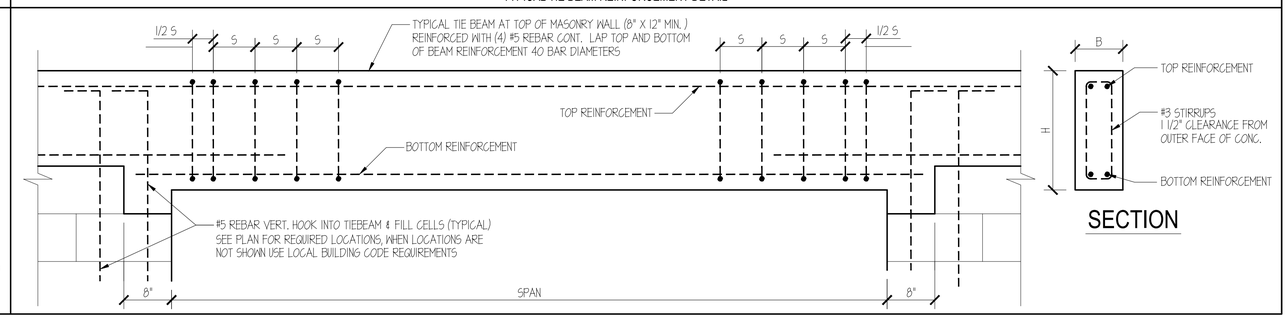
MOST BEAM DESIGNATIONS CALL FOR A 16" DEEP CONC. BEAM TO BE CAST MONOLITHICALLY WITH THE TIE BEAM ON TOP OF THE MASONRY WALL.

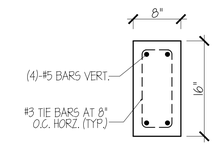
OPENINGS REQUIRING A DEEPER HEADER BEAM MAY BE CAST WITH ADDITIONAL REINFORCEMENT.

FOR BEAMS 20" - 36" DEEP
PLACE AN ADDITIONAL LAYER OF (2) #7 REBAR AT THE BOTTOM OF THE BEAM IN ADDITION TO THE TO THE REINFORCEMENT ALREADY SPECIFIED.

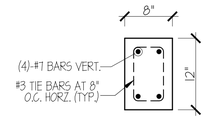
FOR BEAMS 36" - 54" DEEP
PLACE (2) ADDITIONAL LAYERS OF (2) #7 REBAR AT THE BOTTOM OF THE BEAM IN ADDITION TO THE REINFORCEMENT ALREADY SPECIFIED, THE ADDITIONAL LAYERS ARE TO BE EQUALLY SPACED TO THE BOTTOM OF THE BEAM.

TYPICAL TIE BEAM REINFORCEMENT DETAIL





COLUMN C-15



COLUMN C-17

COLUMN SCHEDULE

COLUMN	COLUMN DESCRIPTION
C-1	(3) 2X6 NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION: (2) SIMPSON HTS20 TWIST STRAPS -TOP CONNECTION: (2) SIMPSON HTS20 TWIST STRAPS
C-2	(4) 2X6 PT NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION TO WOOD BEAM (4) SIMPSON HTS20 -TOP CONNECTION TO WOOD BEAM: (4) SIMPSON HTS20 TWIST STRAPS
C-3	(5) 2X6 PT NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION TO WOOD BEAM (4) SIMPSON HTS20 + (2) MSTA24 -TOP CONNECTION TO WOOD BEAM: (4) SIMPSON HTS20 TWIST STRAPS + (2) MSTA24
C-4	(4) 2X6 PT NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION TO WOOD BEAM (6) SIMPSON MSTA24 -TOP CONNECTION TO WOOD BEAM: (4) SIMPSON HTS20 TWIST STRAPS
C-5	(6) 2X4 NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION TO WOOD BEAM (6) SIMPSON MSTA24 -TOP CONNECTION: (4) SIMPSON HTS20 TWIST STRAPS
C-6	(3) 2X6 NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION: SIMPSON HTT5 -TOP CONNECTION: (2) SIMPSON HTS20 TWIST STRAPS
C-7	(4) 2X6 PT NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION: SIMPSON HTT5 -TOP CONNECTION: (4) SIMPSON HTS20 TWIST STRAPS
C-8	(5) 2X6 PT NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION: SIMPSON HTT5 -TOP CONNECTION: (6) SIMPSON MSTA24 STRAPS
C-9	(5) 2X6 PT NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION: SIMPSON HDQ8 -TOP CONNECTION: (6) SIMPSON MSTA24 STRAPS
C-10	3 1/2"X3 1/2"X3/8" TUBULAR STEEL COLUMN -BASE PLATE: 8" X 12" X 3/4" THICK W/ (6) 3/4" X 8" NELSON STUDS -TOP CONNECTION: SEE BUCKET DETAIL
C-11	(4) 2X6 PT NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION: SIMPSON HDT8 -TOP CONNECTION: (2) SIMPSON HTS20 TWIST STRAPS
C-12	(4) 2X8 PT NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION: SIMPSON HTT5 -TOP CONNECTION: (4) SIMPSON HTS20 TWIST STRAPS
C-13	4" x 4" x 1/2" TUBULAR STEEL COLUMN -BASE PLATE: 8"X12"X1" WITH (6) 3/4"X8" NELSON STUDS -TOP CONNECTION: SEE BUCKET DETAIL (ALL COMPONENTS HOT DIPPED GALVANIZED)
C-14	(6) 2X4 PT NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION: SIMPSON HDT8 -TOP CONNECTION: (6) SIMPSON MSTA24 STRAPS
C-15	8"X16" CAST IN PLACE COLUMN -SEE COLUMN PROFILE FOR REINFORCING
C-16	6X6 P.T. POST -BASE CONNECTION: SIMPSON HTT5 -TOP CONNECTION: (6) SIMPSON MSTA24 STRAPS
C-17	8"X12" CAST IN PLACE COLUMN -SEE COLUMN PROFILE FOR REINFORCING
C-18	(5) 2X6 PT NO. 2 SYP GANGSTUD COLUMN -BASE CONNECTION TO WOOD BEAM (4) SIMPSON HTS20 -TOP CONNECTION: (6) SIMPSON MSTA24 STRAPS

DATE	REVISIONS	#
02-18-19	no change this sheet	
03-04-19	no change this sheet	
05-17-19	architectural revision	
09-25-19	no change this sheet	
11-19-19	no change this sheet	

SPECIFICATIONS

DATE: 01-11-19 | PROJECT #: 1857-27-01 | DRAWN BY: RPF | SCALE:

I CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL BUILDING CODE REQUIREMENTS.

DEREK P. CRONIN
FLORIDA PE # 55312

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BRAXTON RESIDENCE
150 1st Street East Boca Grande, Fl.

STOFFT COONEY ARCHITECTS

COSTAL COMPLIANCE STATEMENT:

CONSTRUCTION OF STRUCTURE SHALL COMPLY WITH THE LAND DEVELOPMENT CODE, CHAPTER 14, ARTICLE II, DIVISION 2: SEA TURTLES. IT WILL ALSO ADHERE TO CHAPTER 6 ARTICLE II OF THE COASTAL CONSTRUCTION CODE, AS WELL AS THE ARTICLE IV FLOOD HAZARD REDUCTION GUIDELINES. REFER TO CLOUDED COMMENTS ON SHEET S1 THRU S3.

CHIMNEY NOTE:

TOP OF CHIMNEY TO BE 2'-0" ABOVE THE ROOF RIDGE

FIRST WINDOW SCHEDULE

WIN. NO.	WINDOW SIZE	TRANSOM	TYPE	HEAD HEIGHT	MANUFACTURER	LOCATION	PROTECTION	APPLIED DESIGN PRESSURE
101	(2) 2'-4" X 6'-0"	(2) 2'-4" X 1'-4"	CASEMENT	8'-4" A.F.F.	LOEWEN, OR EQUAL	COVERED BREEZEWAY	IMPACT	+ 41.9 / - 45.7 PSF
102	(2) 2'-4" X 6'-0"	(2) 2'-4" X 1'-4"	CASEMENT	8'-4" A.F.F.	LOEWEN, OR EQUAL	BEDROOM #3	IMPACT	+ 41.9 / - 45.7 PSF
103	2'-4" X 3'-4"	NONE	FIXED CASEMENT	7'-0" A.F.F.	LOEWEN, OR EQUAL	BATH #3	IMPACT	+ 46.9 / - 62.7 PSF
104	2'-4" X 3'-4"	NONE	CASEMENT	7'-0" A.F.F.	LOEWEN, OR EQUAL	BATH #3	IMPACT	+ 46.9 / - 50.8 PSF
105	2'-4" X 3'-4"	NONE	CASEMENT	7'-0" A.F.F.	LOEWEN, OR EQUAL	MASTER BATH	IMPACT	+ 46.9 / - 50.8 PSF
106	2'-4" X 3'-4"	NONE	FIXED CASEMENT	7'-0" A.F.F.	LOEWEN, OR EQUAL	MASTER BATH	IMPACT	+ 46.9 / - 62.7 PSF
107	(3) 2'-4" X 6'-0"	(3) 2'-4" X 1'-4"	CASM+FIX+CASM.	8'-4" A.F.F.	LOEWEN, OR EQUAL	MASTER BEDROOM	IMPACT	+ 39.8 / - 48.6 PSF
108	(2) 2'-4" X 6'-0"	(2) 2'-4" X 1'-4"	CASEMENT	8'-4" A.F.F.	LOEWEN, OR EQUAL	DINING	IMPACT	+ 41.9 / - 45.7 PSF
109	2'-4" X 3'-4"	NONE	FIXED CASEMENT	7'-0" A.F.F.	LOEWEN, OR EQUAL	BATH #2/ PNDR.	IMPACT	+ 46.9 / - 62.7 PSF
110	(2) 2'-4" X 6'-0"	(2) 2'-4" X 1'-4"	CASEMENT	8'-4" A.F.F.	LOEWEN, OR EQUAL	BEDROOM #2	IMPACT	+ 41.9 / - 45.7 PSF
111	2'-4" X 4'-5"	2'-4" X 1'-4"	CASEMENT	8'-4" A.F.F.	LOEWEN, OR EQUAL	BEDROOM #2	IMPACT	+ 46.9 / - 62.7 PSF
112	2'-4" X 4'-5"	2'-4" X 1'-4"	CASEMENT	8'-4" A.F.F.	LOEWEN, OR EQUAL	BEDROOM #2	IMPACT	+ 46.9 / - 62.7 PSF
113	2'-4" X 4'-0"	NONE	FIXED CASEMENT	8'-0" A.F.F. GARAGE	LOEWEN, OR EQUAL	GARAGE	IMPACT	+ 46.9 / - 50.8 PSF
114	NOT USED							
115	(2) 2'-4" X 6'-0"	(2) 2'-4" X 1'-4"	CASEMENT	8'-4" A.F.F.	LOEWEN, OR EQUAL	COVERED BREEZEWAY	IMPACT	+ 41.9 / - 52.9 PSF
116	(2) 2'-4" X 6'-0"	(2) 2'-4" X 1'-4"	CASEMENT	8'-4" A.F.F.	LOEWEN, OR EQUAL	COVERED BREEZEWAY	IMPACT	+ 41.9 / - 52.9 PSF
117	(2) 2'-4" X 6'-0"	(2) 2'-4" X 1'-4"	CASEMENT	8'-4" A.F.F.	LOEWEN, OR EQUAL	COVERED BREEZEWAY	IMPACT	+ 41.9 / - 45.7 PSF
118	(2) 2'-4" X 6'-0"	(2) 2'-4" X 1'-4"	CASEMENT	8'-4" A.F.F.	LOEWEN, OR EQUAL	COVERED BREEZEWAY	IMPACT	+ 41.9 / - 45.7 PSF

SECOND WINDOW SCHEDULE

WIN. NO.	WINDOW SIZE	HEAD HEIGHT	MANUFACTURER	LOCATION	PROTECTION	APPLIED DESIGN PRESSURE
201	2'-4" X 3'-4"	6'-8" A.F.F. SEC. FL.	LOEWEN, OR EQUAL	LOFT	IMPACT	+ 46.9 / - 62.7 PSF
202	2'-4" X 3'-4"	6'-8" A.F.F. SEC. FL.	LOEWEN, OR EQUAL	LOFT	IMPACT	+ 46.9 / - 50.8 PSF
203	2'-4" X 3'-4"	6'-8" A.F.F. SEC. FL.	LOEWEN, OR EQUAL	CRAFTS	IMPACT	+ 46.9 / - 50.8 PSF
204	2'-4" X 3'-4"	6'-8" A.F.F. SEC. FL.	LOEWEN, OR EQUAL	CRAFTS	IMPACT	+ 46.9 / - 50.8 PSF
205	2'-4" X 3'-4"	6'-8" A.F.F. SEC. FL.	LOEWEN, OR EQUAL	CRAFTS	IMPACT	+ 46.9 / - 50.8 PSF
206	(2) 2'-4" X 4'-0"	6'-8" A.F.F. SEC. FL.	LOEWEN, OR EQUAL	BEDROOM #5	IMPACT	+ 44.7 / - 48.6 PSF
207	2'-4" X 4'-0"	6'-8" A.F.F. SEC. FL.	LOEWEN, OR EQUAL	BATH#5	IMPACT	+ 46.9 / - 50.8 PSF
208	2'-4" X 4'-0"	6'-8" A.F.F. SEC. FL.	LOEWEN, OR EQUAL	BEDROOM #4	IMPACT	+ 46.9 / - 50.8 PSF
209	(2) 2'-4" X 3'-4"	6'-8" A.F.F. SEC. FL.	LOEWEN, OR EQUAL	BATH #4	IMPACT	+ 44.8 / - 58.4 PSF
210	2'-4" X 4'-0"	6'-8" A.F.F. SEC. FL.	LOEWEN, OR EQUAL	LOFT	IMPACT	+ 46.9 / - 50.8 PSF

FIRST FLOOR DOOR SCHEDULE

UNIT	DOOR SIZE	DESCRIPTIOM	DOOR FRAME	MANUFACTURER	LOCATION	PROTECTION	APPLIED DESIGN PRESSURE
A	3'-0" X 8'-4"	CUSTOM MAHOGANY ENTRY DOOR	WOOD	T.B.D.	COVERED BREEZEWAY	IMPACT	+ 41.9 / - 45.7 PSF
B1	(6) 3'-0" X 8'-4"	FOLDING DOORS	ALUM. CLAD	ORIGIN, OR EQUAL	OUTDOOR LIVING	IMPACT	+ 39.8 / - 43.9 PSF
B2	3'-0" X 8'-4"	INSWING	ALUM. CLAD	ORIGIN, OR EQUAL	OUTDOOR LIVING	IMPACT	+ 41.9 / - 45.7 PSF
B3	3'-0" X 8'-4"	INSWING	ALUM. CLAD	ORIGIN, OR EQUAL	OUTDOOR LIVING	IMPACT	+ 41.9 / - 45.7 PSF
C	8'-0" X 8'-0"	OVERHEAD GARAGE DOORS	STEEL	RAYNOR OR EQUAL	GARAGE	IMPACT	+ 50.3 / - 56.3 PSF
D	10'-0" X 9'-0	OVERHEAD GARAGE DOORS	STEEL	RAYNOR OR EQUAL	GARAGE	IMPACT	+ 50.3 / - 56.3 PSF

SECOND FLOOR DOOR SCHEDULE

UNIT	DOOR SIZE	DESCRIPTIOM	DOOR FRAME	MANUFACTURER	LOCATION	PROTECTION	APPLIED DESIGN PRESSURE
AA	(2) 2'-6" X 6'-8"	DOUBLE OUTSWING FRENCH DOOR	ALUM. CLAD	LOEWEN, OR EQUAL	BEDROOM #4	IMPACT	+ 41.9 / - 45.7 PSF

Vasd = 124 MPH NOMINAL DESIGN WIND SPEED (Vult = 160 MPH)
COMPONENT AND CLADDING (BASED ON Vasd) EXPOSURE D
DOORS AND WINDOWS INCLUDED
PRESSURES CALCULATED USING (Vult x 0.6) WHICH IS EQUIVALENT TO Vasd
ALLOWABLE STRESS DESIGN PRESSURE (ASD) PSF

AREA OPENING	INTERIOR ZONE	END ZONE
0 - 10 SF	+ 46.9 / - 50.8 PSF	+ 46.9 / - 62.1 PSF
11 - 20 SF	+ 44.1 / - 48.6 PSF	+ 44.8 / - 58.4 PSF
21 - 50 SF	+ 41.9 / - 45.1 PSF	+ 41.9 / - 52.9 PSF
51 - 100 SF	+ 39.8 / - 43.9 PSF	+ 39.8 / - 48.6 PSF
101 + SF	+ 34.8 / - 38.8 PSF	+ 34.8 / - 38.8 PSF

Vasd = 124 MPH NOMINAL DESIGN WIND SPEED
COMPONENT AND CLADDING (BASED ON Vasd) EXPOSURE D
GARAGE DOORS DESIGN PRESSURE
ALLOWABLE STRESS DESIGN PRESSURE (ASD) PSF

0 - 110 SF	+ 50.3 / - 56.3 PSF
111 + SF	+ 46.1 / - 52.5 PSF

NOTE: ALL DOORS AND WINDOWS ARE TO BE PROTECTED WITH A APPROVED IMPACT RESISTENT GLASS OR SHUTTERS

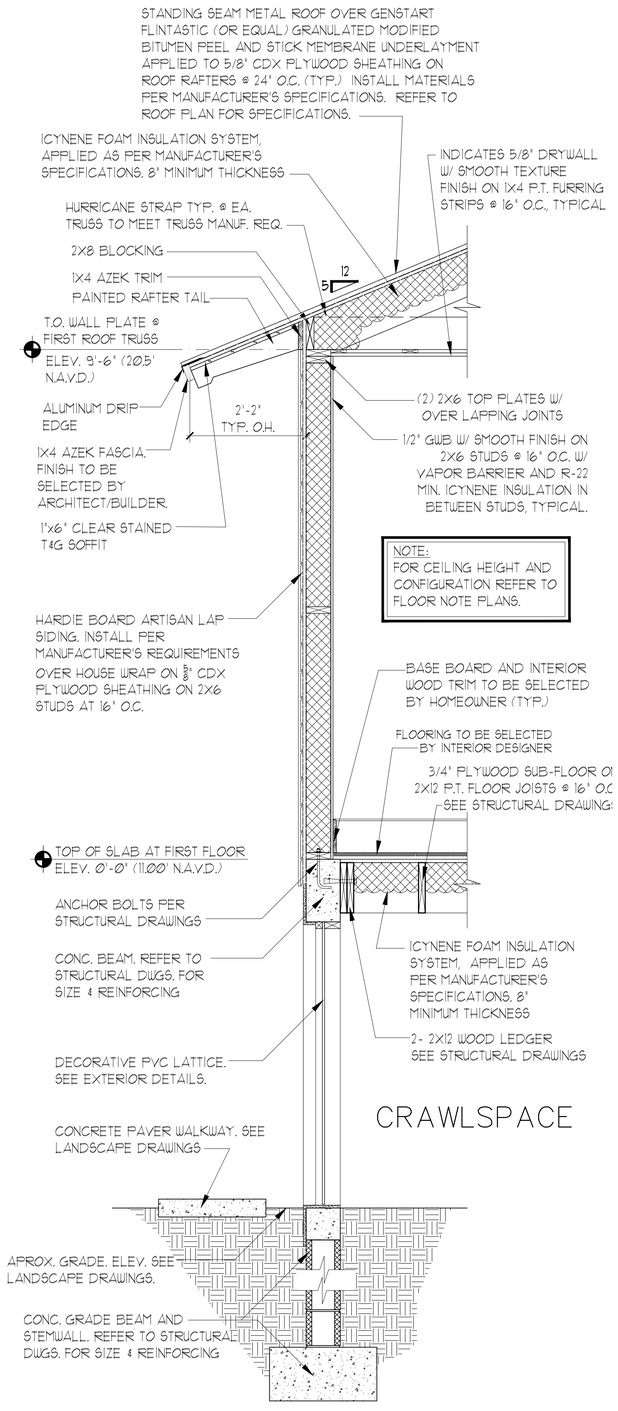
FOR WOOD FRAME DOUBLE TOP PLATE
TOP PLATE SPLICE REQUIREMENT MINIMUM LAP IS 36"
FASTEN LAPS WITH (2) ROWS 1/4"X3" SCREWS AT 6" O.C.

WIND LOAD REQUIREMENTS

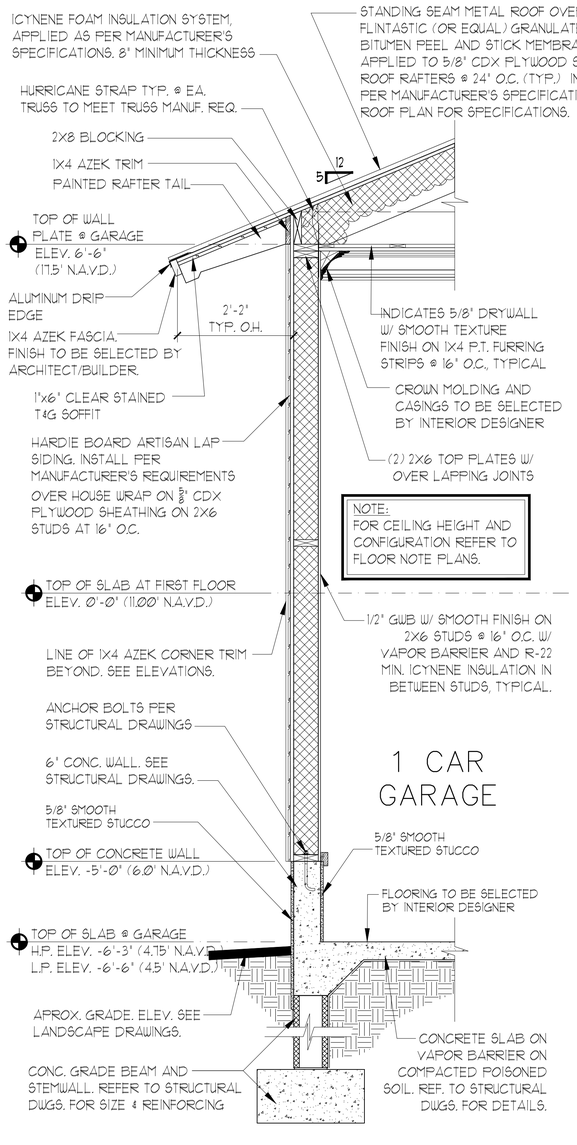
1. THE STRUCTURAL SYSTEMS FOR THE DRAWINGS PRESENTED WERE DESIGNED PER THE LOADING PRESENTED IN THE FLORIDA BUILDING CODE 2017 6TH EDITION. THE DESIGN WIND SPEED IS (Vult = 160 MPH.) AND (Vasd = 124 MPH.)
2. RISK CATEGORY 2.0 OF THE FLORIDA BUILDING CODE 2017 6TH EDITION.
3. EXPOSURE CATEGORY D. OF THE FLORIDA BUILDING CODE 2017 6TH EDITION.
4. INTERNAL PRESSURE COEFFICIENT (ASCE 7-10) +.18/-.18 ENCLOSED BUILDING OPENINGS ARE PROTECTED FROM FLYING DEBRIS WITH IMPACT GLASS AND/OR

COMPONENT AND CLADDING DESIGN PRESSURES
Vult = 160 MPH ULTIMATE DESIGN WIND SPEED
COMPONENT AND CLADDING (BASED ON Vult) EXPOSURE D
ULTIMATE DESIGN PRESSURES (LRFD) PSF

ROOF ZONE	AREA	APPLIED DESIGN PRESSURE
1		
	10 SF	+ 48.3 / - 78.0 PSF
	20 SF	+ 41.0 / - 76.1 PSF
	50 SF	+ 35.7 / - 73.3 PSF
	100 SF	+ 31.7 / - 71.3 PSF
2		
	10 SF	+ 44.9 / - 130.9 PSF
	20 SF	+ 41.0 / - 116.9 PSF
	50 SF	+ 35.7 / - 101.2 PSF
	100 SF	+ 31.7 / - 91.4 PSF
3		
	10 SF	+ 44.9 / - 197.0 PSF
	20 SF	+ 41.0 / - 171.8 PSF
	50 SF	+ 35.7 / - 156.0 PSF
	100 SF	+ 31.7 / - 144.1 PSF
WALL ZONE	AREA	APPLIED DESIGN PRESSURE
4		
	10 SF	+ 78.0 / - 84.7 PSF
	20 SF	+ 74.5 / - 81.2 PSF
	50 SF	+ 69.8 / - 76.4 PSF
	100 SF	+ 66.4 / - 73.0 PSF
	101 + SF	+ 58.1 / - 64.7 PSF
5		
	10 SF	+ 78.0 / - 104.5 PSF
	20 SF	+ 74.5 / - 97.4 PSF
	50 SF	+ 69.8 / - 88.1 PSF
	100 SF	+ 66.4 / - 81.2 PSF
	101 + SF	+ 58.1 / - 64.7 PSF



TYPICAL 2 STORY WALL SECTION
SCALE: N.T.S



TYPICAL 1 STORY WALL SECTION
SCALE: N.T.S

#	REVISIONS	DATE
1	Plan rejection items	02-18-19
2	Plan rejection items	03-04-19
3	architectural revision	05-17-19
4	no change this sheet	09-25-19
5	no change this sheet	11-19-19

SPECIFICATIONS

DATE: 01-11-19 | PROJECT #: 1805-27-01 | DRAWN BY: RPF | SCALE:

I CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL BUILDING CODE REQUIREMENTS.

DEREK P. CRONIN
FLORIDA PE # 55382

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BRAXTON RESIDENCE
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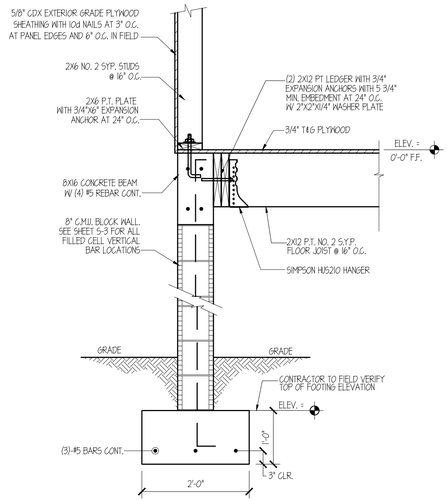
STOFFT COONEY ARCHITECTS



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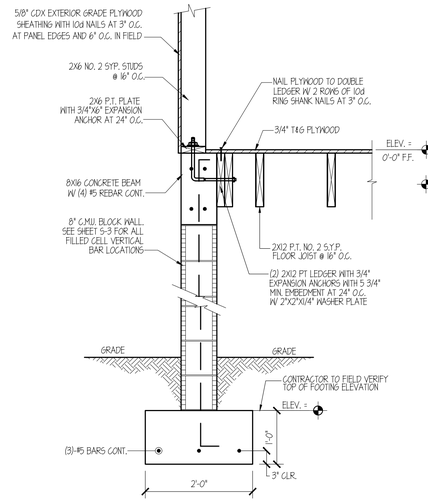

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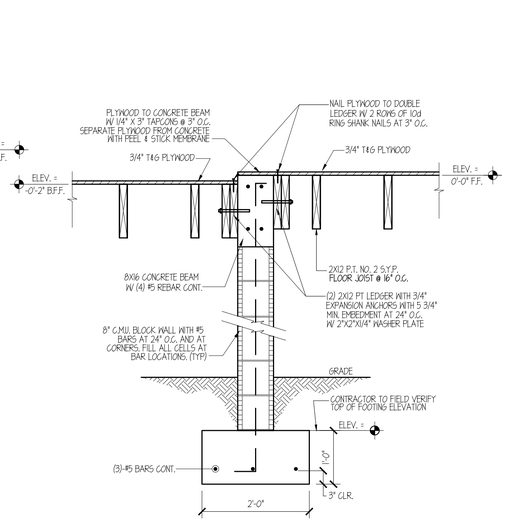

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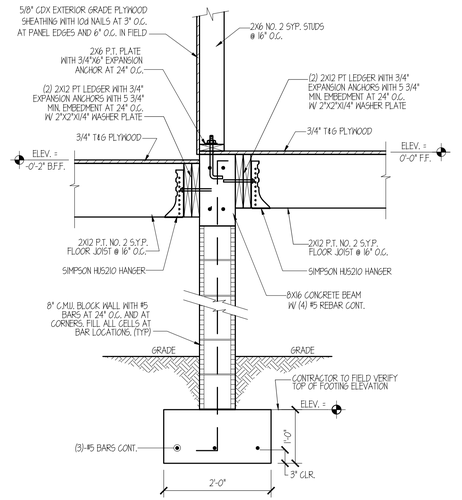

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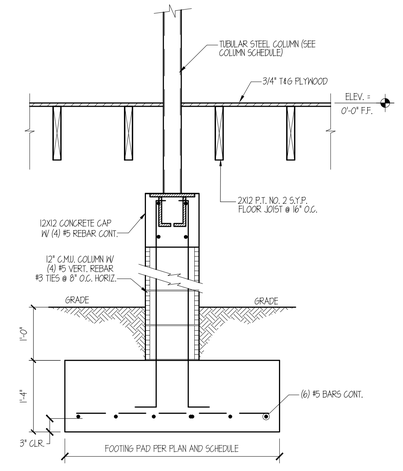


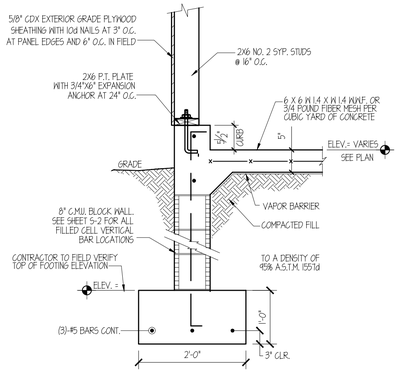
SECTION 5

SECTION 6

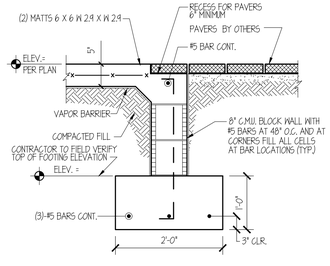
SECTION 7

SECTION 8

SECTION 9



SECTION 10



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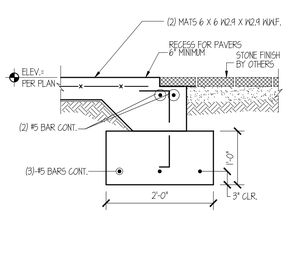

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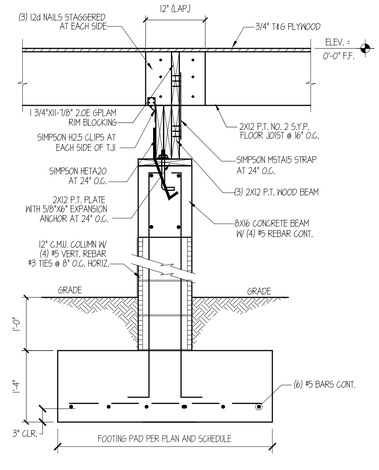

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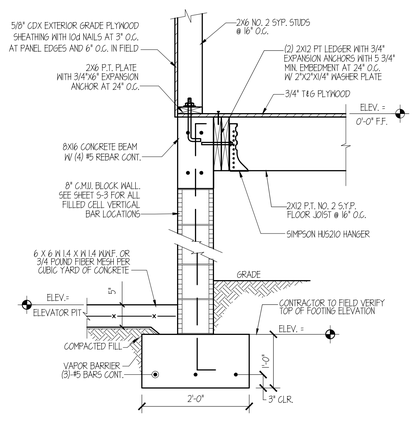

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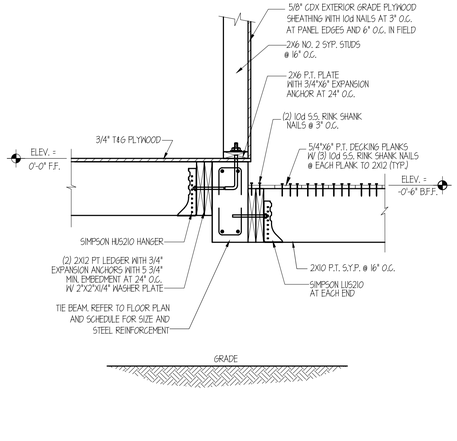

SECTION 14

DATE	REVISIONS	#
02-18-19	no change this sheet	
03-01-19	Framing and detail revisions	
05-17-19	architectural revision	
09-23-19	no change this sheet	
11-19-19	no change this sheet	

SECTIONS AND DETAILS

DATE: 01-11-19 | PROJECT #: 1805-27-01 | DRAWN BY: RPR | SCALE: 3/4" = 1'-0"

I CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL BUILDING CODE REQUIREMENTS.

DEREK P. CRONIN
FLORIDA PE # 55532

CRONIN ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: 8597
6627 WILLOW PARK DRIVE, SUITE 201
NAPLES, FL 34109
PHONE: 593-2157 FAX: 593-8820

BRAXTON RESIDENCE
150 1st Street East Boca Grande, Fl.

STOFFT COONEY ARCHITECTS

S5
OF
10

SECTION 15

SECTION 16

SECTION 17A

SECTION 17

SECTION 18

SECTION 19

SECTION 20

SECTION 21

SECTION 22

SECTION 23

SECTION 24

SECTION 25

SECTION 26

SECTION 27

#	REVISIONS	DATE
1	no change this sheet	02-18-19
2	Framing abd detail revisions	02-01-19
3	Architectural revisions	05-16-19
4	no change this sheet	09-25-19
5	Section 17A added	11-19-19

SECTIONS AND DETAILS

SCALE: 3/4" = 1'-0"
DRAWN BY: RPF
PROJECT #: 1857-27-01
DATE: 01-11-19

I CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL BUILDING CODE REQUIREMENTS

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BRAXTON RESIDENCE
150 1st Street East Boca Grande, Fl.

STOFFT COONEY ARCHITECTS

SECTION 28

SECTION 29

#	REVISIONS	DATE
1	no change this sheet	02-18-19
2	Framing add detail revisions	03-01-19
3	architectural revision	05-17-19
4	no change this sheet	09-25-19
5	no change this sheet	11-19-19

SECTIONS AND DETAILS

DATE: 01-11-19 | PROJECT #: 1805-27-01 | DRAWN BY: RPC | SCALE: 3/4" = 1'-0"

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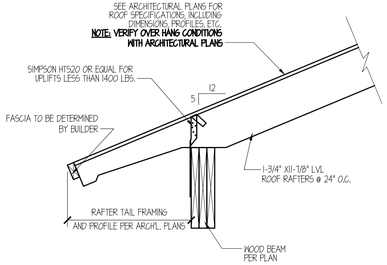
STOFFT COONEY ARCHITECTS

BRAXTON RESIDENCE
150 1st Street East Boca Grande, Fl.



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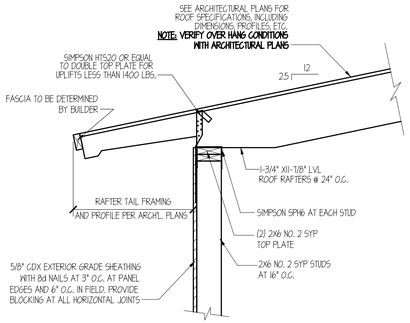

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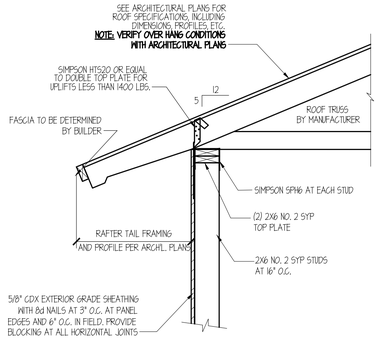

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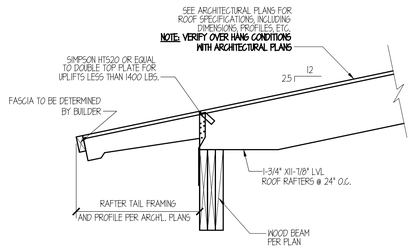

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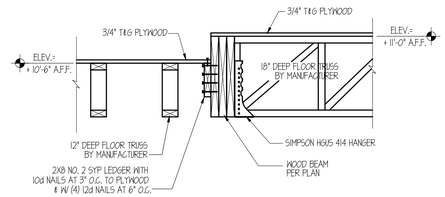

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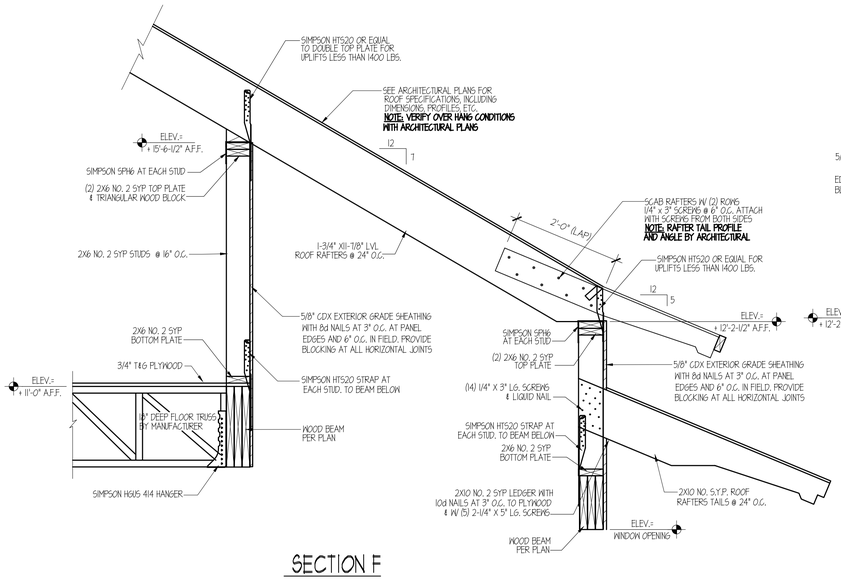

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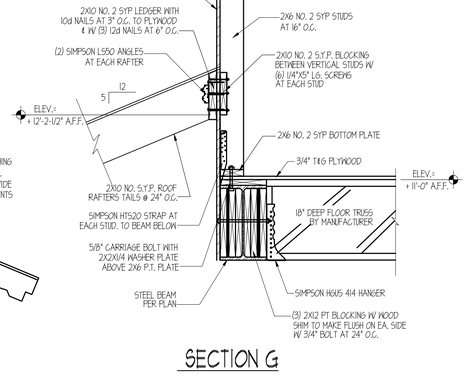

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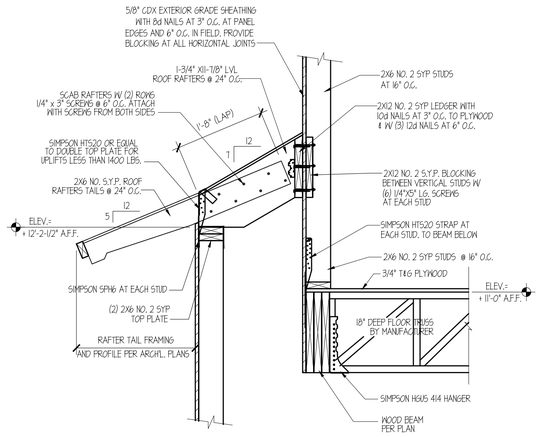

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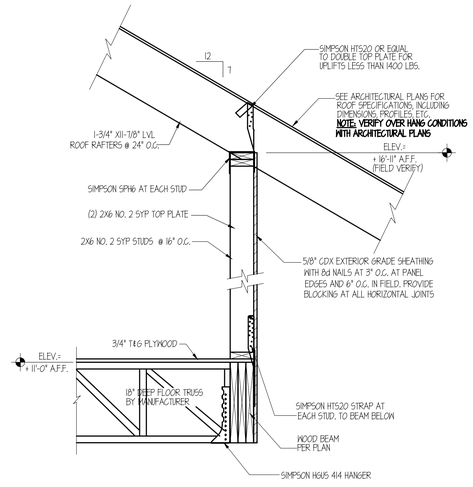

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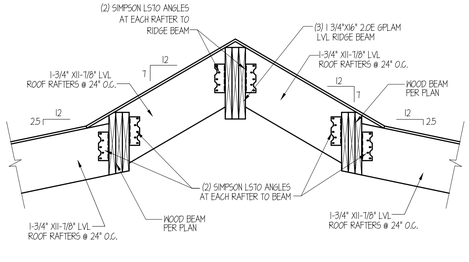

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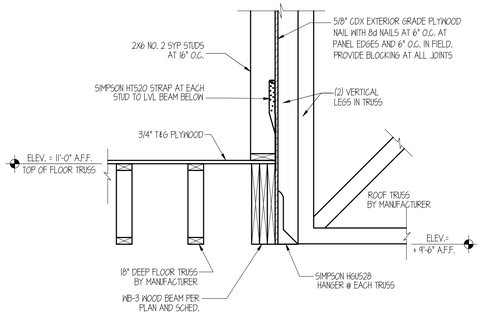

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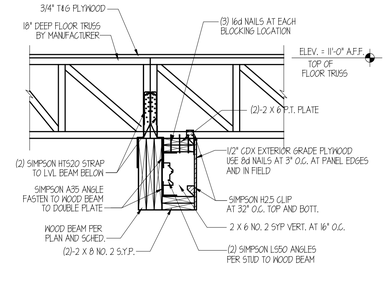

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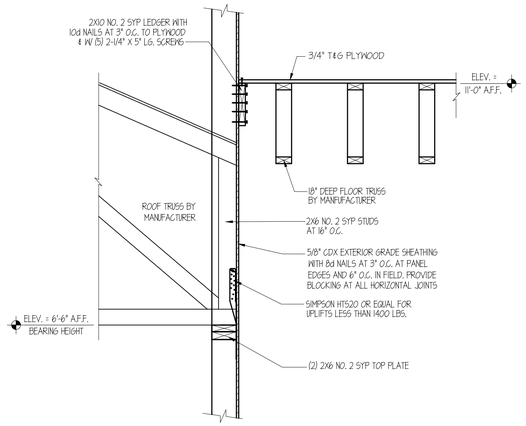

SECTION M

#	REVISIONS	DATE
1	no change this sheet	02-18-19
2	Framing and detail revisions	03-01-19
3	architectural revisions	05-17-19
4	no change this sheet	09-25-19
5	no change this sheet	11-19-19

SECTIONS AND DETAILS

DATE: 01-11-19 | PROJECT #: 1857-27-01 | DRAWN BY: RPR | SCALE: 3/4" = 1'-0"

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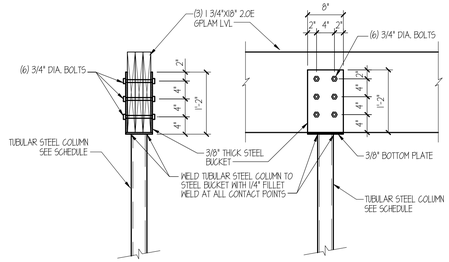
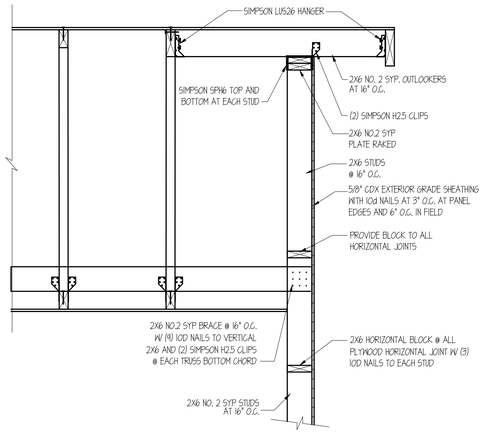
BRAXTON RESIDENCE
150 1st Street East Boca Grande, Fl.

STOFFT COONEY ARCHITECTS

S8
OF
10



DETAIL N



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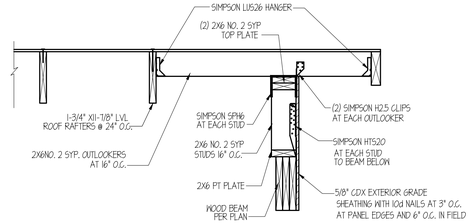

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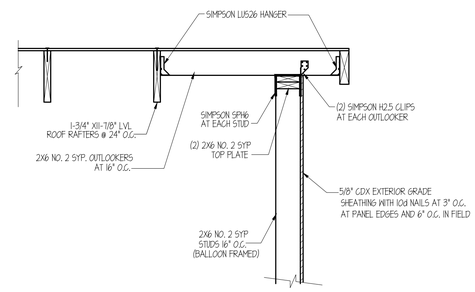

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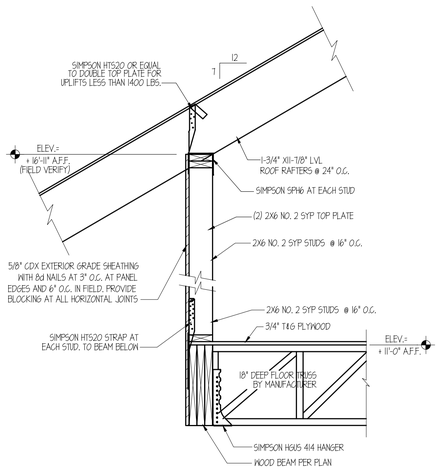

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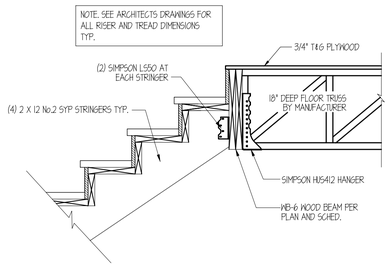

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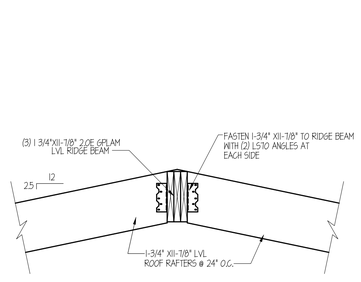

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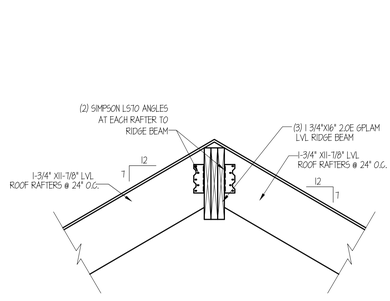

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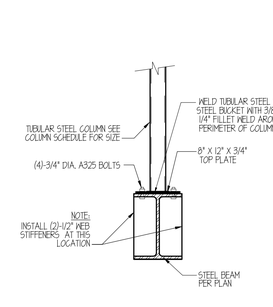
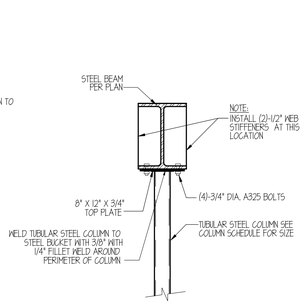
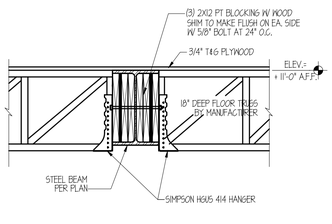


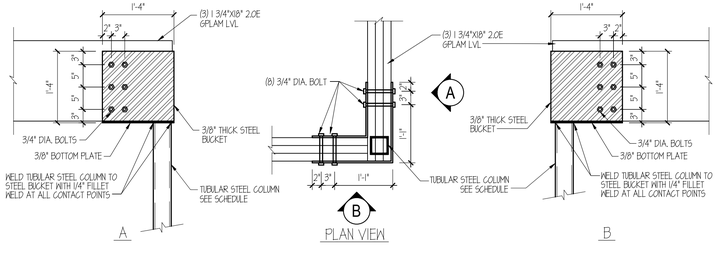
DETAIL V



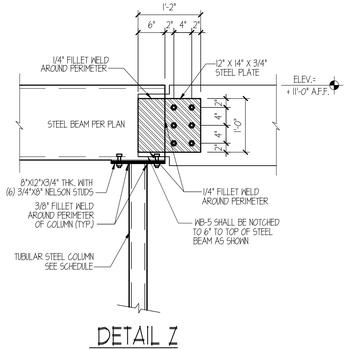
DETAIL W



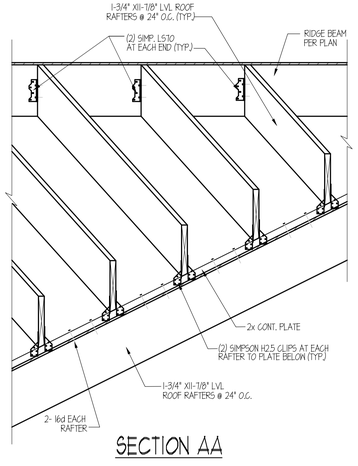
SECTION X



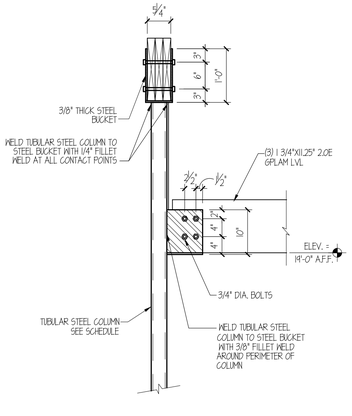
DETAIL Y



DETAIL Z



SECTION AA



SECTION BB

#	REVISIONS	DATE
1	no change this sheet	02-18-19
2	Framing and detail revisions	03-01-19
3	architectural revision	05-17-19
4	no change this sheet	09-25-19
5	no change this sheet	11-19-19

SECTIONS AND DETAILS

DATE: 01-11-19 | PROJECT #: 1857-27-01 | DRAWN BY: RPR | SCALE: 3/4" = 1'-0"

I CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY TO THE FLORIDA BUILDING CODE REQUIREMENTS

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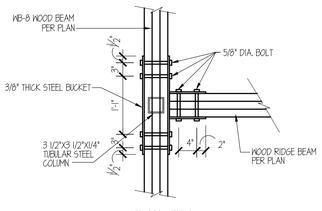
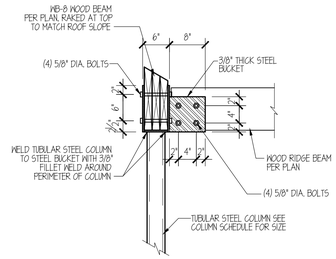
BRAXTON RESIDENCE
150 1st Street East Boca Grande, Fl.

STOFFT COONEY ARCHITECTS

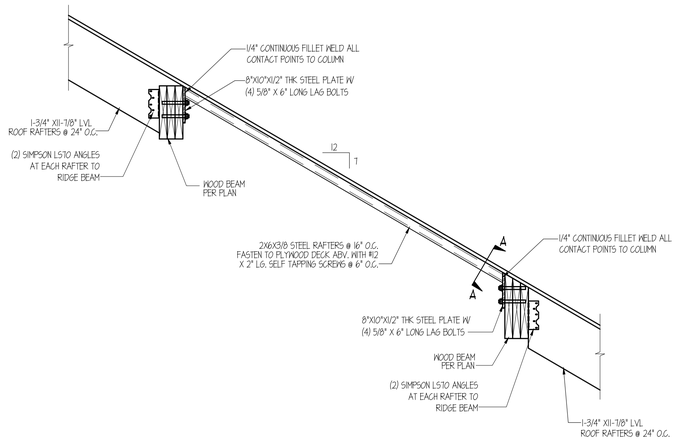


PLAN VIEW

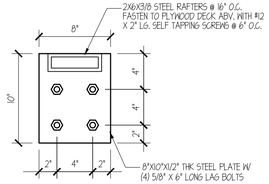
CC



DETAIL CC

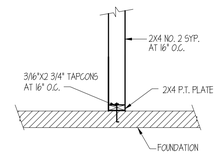


DETAIL DD

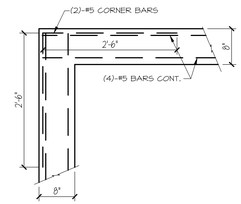


STEEL PLATE FRONT ELEVATION A-A

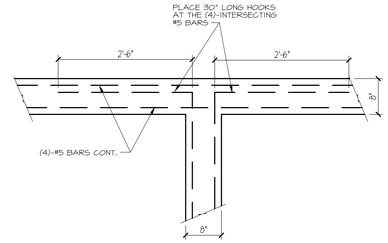
SCALE: N.T.S.



NON BEARING WALL DETAIL

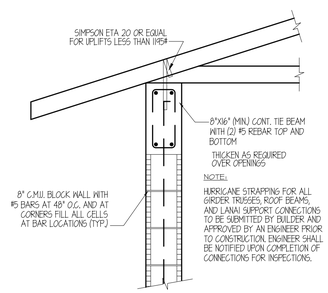


TYPICAL 90° CORNER BAR DETAIL

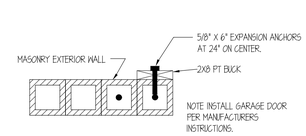


TYPICAL STEEL REINFORCING DETAIL AT "T" INTERSECTION

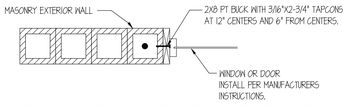
TYPICAL HURRICANE STRAPPING DETAIL AT INTERIOR BEARING WALL



TYPICAL HURRICANE STRAPPING DETAIL

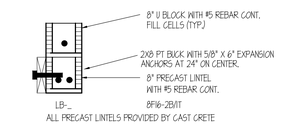


SECTION AT EACH SIDE OF DOOR OPENING



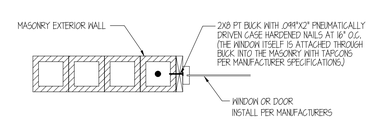
SECTION AT EACH SIDE OF DOOR OR WINDOW OPENING

TYPICAL DOOR BUCK DETAIL



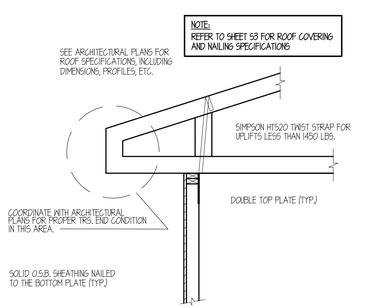
SECTION THROUGH TOP OF DOOR HEADER

TYPICAL GARAGE BUCK DETAIL

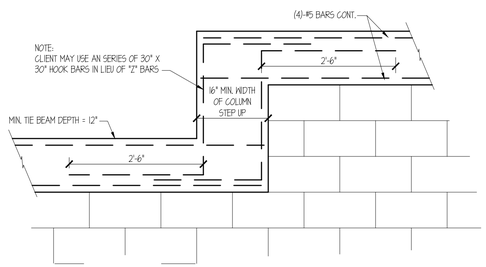


SECTION AT EACH SIDE OF DOOR OR WINDOW OPENING

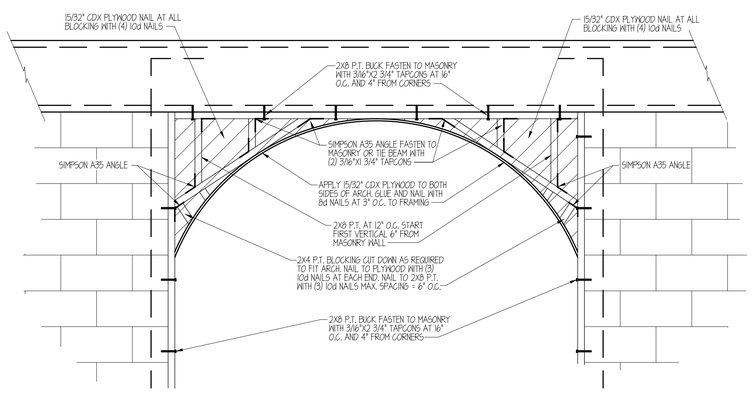
TYPICAL WINDOW BUCK DETAIL



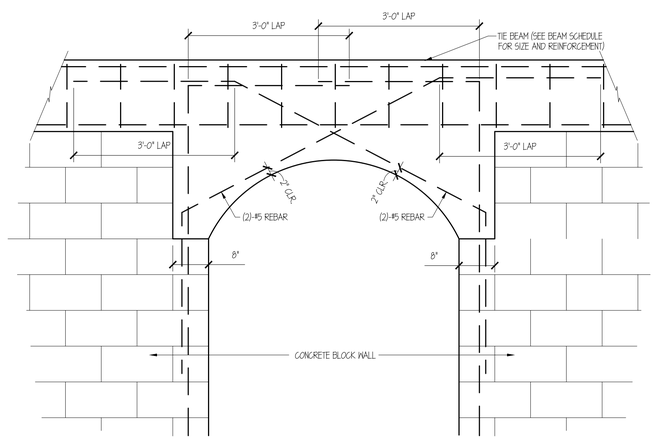
TYPICAL HURRICANE STRAPPING DETAIL



TYPICAL ELEVATION CHANGE IN TIE BEAM



TYPICAL ARCHED DOOR OR WINDOW FRAMING DETAIL



TYPICAL CONCRETE ARCH DETAIL

#	REVISIONS	DATE
1	no change this sheet	02-18-19
2	Framing add detail revisions	03-01-19
3	no change this sheet	05-17-19
4	rafter revision for headroom	09-25-19
5	no change this sheet	11-19-19

SECTIONS AND DETAILS

DATE: 01-11-19 | PROJECT #: 1857-27-01 | DRAWN BY: RPF | SCALE: 3/4" = 1'-0"

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